

NAZEING PARISH COUNCIL

Minutes of the meeting of the Planning Committee held on Thursday 26th January 2017 at 7:45pm at St Giles Hall, Nazeing.

Members present: Cllrs Evans (Chairman), Arnold, Carter, Gross, Joslin, Shorter & Skipper.

Also present: Lorraine Ellis (Clerk), 5 members of the Public, with a further 3 joining the meeting.

These minutes are subject to ratification at the next meeting.

1. Apologies for absence:

Cllrs Casey, Clarke, DiMaria, Frydrych. Apologies noted from County Cllr Jackson.

2. Public participation:

None.

3. Declarations of Interest:

Cllr Shorter non pecuniary interest in all planning applications.

4. Approval and signing of minutes:

The minutes of the meeting of the Planning Committee held on 12th January 2017 were approved and signed by the Chairman of Full Council with no amendments.

5. Enforcement Notices/Appeals:

The following Enforcement Notices were noted. Enforcement Cases Closed:

Reference	Address	Breach	Result	Officer
0250/16	Lowershott Nursery Sedge Green, Nazeing	Building used for storage by builders	1	CM
0486/16	Glenroy, Paynes Lane, Nazeing	EPF/1145/15 not as plans Built higher	2	DT
0378/16	Sedgegate Nursery Sedge Green, Nazeing	Outside red line	2	CM
0207/16	Silverdale Nursery Hoe Lane, Nazeing	Breach of condition of EPF/2908/14 landscaping	3	DT

Result: 1 = Planning Permission Granted
2 = No Breach of Planning Control revealed
3 = Breach Ceased

6. Planning Applications: The following applications were considered:

- (a) **Application No:** EPF/3284/16 **Officer:** Graham Courtney
Applicant Name: Mr and Miss Matthew and Victoria Oley and Parker
Location: Clematis Cottage, Betts Lane, Nazeing, Essex, EN9 2DA

Proposal: Proposed single storey rear extension with pitched roof with flat roof link to main dwelling.

Resolved – no objection.

- (b) **Application No:** EPF/3312/16 **Officer:** Sukhvinder Dhadwar
Applicant Name: Mr & Mrs Anthony Ellice
Location: 6 Pound Close, Nazeing, Waltham Abbey, Essex, EN9 2HR

Proposal: Erection of a two storey extension at rear of property with adjacent timber construction bathroom over original single storey back extension.

Resolved – no objection.

(c) **Application No:** EPF/3325/16 **Officer:** Graham Courtney
Applicant Name: Mr Miley Connors
Location: Haslingfield, Meadgate Road, Carthegena Estate, Nazeing, Essex, EN10 6TA

Proposal: Application for variation of condition 1 'use for limited period', 2 'restoration of land' and 4 'flood risk assessment' on planning application EPF/0144/12 (Part retrospective change of use from use as a single dwelling to a mixed use of single dwelling and residential caravan site for an extended gypsy family with 4 Caravans. (2 for independent living and two as ancillary accommodation to the dwelling)).

All Cllrs voted in favour of objecting to the planning application and it was noted that Cllrs Evans & Skipper abstained.

Resolved – the Council objects to the application as

- i) **it is a retrospective application it appears that the applicant assumed it would be granted,**
- ii) **it contravenes Government guidelines in relation to concentration of Traveller sites. The Parish of Nazeing already has a high concentration of Traveller sites and possibly more than any other Parish in Epping Forest,**
- iii) **condition 1 should not be varied.**

(d) **Application No:** EPF/3346/16 **Officer:** Graham Courtney
Applicant Name: Mr M O Brien
Location: Adj to Patience Cottage, Belchers Lane, Nazeing, Essex, EN9 2SA

Proposal: Erection of a detached 5 bedroom dwelling with associated garaging and car parking (amended application to EPF/0470/16).

Resolved – no objection.

(e) **Application No:** EPF/3359/16 **Officer:** Sukhvinder Dhadwar
Applicant Name: Messers Thomas and Gaskin
Location: Winston Farm, Hoe Lane, Nazeing, Essex EN9 2RJ

Proposal: Variation of condition 2 of EPF/0734/14 (Erection of four dwellings following the demolition of kennels and associated commercial buildings and relinquishment of residential mobile home.).

Resolved – no comment as the Council is unable to comment because the proposed revision is not stated on the EFDC website.

(f) **Application No:** EPF/3377/16 **Officer:** Corey Isolda
Applicant Name: Mr Stephen Mason
Location: 19 Buttodene Crescent, Nazeing, Essex, EN10 6RQ

Proposal: Single storey rear extension (Revised application EPF/2431/16).

Resolved – no objection.

(g) **Application No:** EPF/3395/16 **Officer:** Graham Courtney
Applicant Name: Mrs Senzeni Murau
Location: Sylvan Lodge, Middle Street, Nazeing, Essex, EN9 2LQ

Proposal: Rear Orangery

Resolved – no objection.

(h) **Application No:** EPF/3062/16 **OUT Officer:** Jill Shingler
Applicant Name: Stallan Nazeing Limited
Location: Fernbank Nursery, Nazeing Road, Nazeing, Essex, EN9 2JN

Proposal: Outline application for the redevelopment of nursery to provide up to 50 dwelling houses including means of access (all other matters reserved).

It was noted that one letter had been received.

Resolved – the Council objects to the application in its current form because the access is clearly unacceptable. The developer could contemplate approaching Lee Valley Regional Park Authority to use its

land as an alternative access to the site instead of the proposed access. In addition, consideration should be given to some form of community gain to the village as a whole either by a Unilateral Undertaking or in a S.106 Agreement. Further consideration should be given to the inclusion of affordable housing and/or starter homes on the site.

The Council would also like to take this opportunity to remind EFDC of the Parish Council's response to the DLP and that consideration could be given to negotiating a land exchange, with this site being used for a new Primary school.

This is provided for information only, EFDC do not normally accept comments on this application.

- (i) **Application No:** EPF/3315/16 **DRC Officer:** Graham Courtney
Applicant Name: Mr James Connors
Location: 1 Hallmead Nursery, Nazeing Road, Nazeing, WALTHAM ABBEY, EN9 2HU

Proposal: Application for Approval of Details Reserved by Condition 4 'drainage details' on planning application EPF/0706/16 (Application for variation of conditions 1,2 and 3 on planning application EPF/1542/14 (Application for permanent change of use of land to a residential caravan site for four Gypsy Traveller families, to contain four static caravans, four touring caravans, four Utility/Dayrooms and parking for eight vehicles and associated hardstanding) to enable revised layout, additional residents and eight static caravans and eight touring caravans).

Resolved – no comment.

- (j) **Application No:** EPF/3322/16 **DRC Officer:** Jane Gravelle
Applicant Name: Mr James Connors
Location: 1 Hallmead Nursery, Nazeing Road, Nazeing, WALTHAM ABBEY, EN9 2HU

Proposal: Application for Approval of Details Reserved by Condition 5 'contaminated land phase 1' on planning application EPF/0706/16 (Application for variation of conditions 1,2 and 3 on planning application EPF/1542/14 (Application for permanent change of use of land to a residential caravan site for four Gypsy Traveller families, to contain four static caravans, four touring caravans, four Utility/Dayrooms and parking for eight vehicles and associated hardstanding) to enable revised layout, additional residents and eight static caravans and eight touring caravans).

Resolved – no comment.

This is provided for information only, EFDC cannot accept comments on this application.

- (k) **Application No:** EPF/3320/16 **TPX Officer:** Robin Hellier
Applicant Name: Miss Hannah Ham
Location: Old House Farm, Old House Lane, Nazeing, WALTHAM ABBEY, EN9 2LJ

Proposal: T3, T4, T5 & T6 Willow - Fell and Treat Stump to remedy subsidence.

Resolved – no comment.

- (l) **Application No:** EPF/3319/16 **TPX Officer:** Robin Hellier
Applicant Name: Miss Hannah Ham
Location: Old House Cottage, Old House Lane, Nazeing, WALTHAM ABBEY, EN9 2LJ

Proposal: T3, T4, T5 & T6 Willow - Fell and Treat Stump to remedy subsidence.

Resolved – no comment.

7. Amended Planning Application: The following application was considered:

- (a) **Application No:** EPF/3055/16 **Officer:** Corey Isolda
Location: Southwood Lodge, 8 North Street, Nazeing, WALTHAM ABBEY, EN9 2NL
Proposal: Single storey rear extension and porch to front elevation.

Amended Plans/Application/Description received by EFDC.

Resolved – no objection.

8. Pre-application Submission - Nazeing Golf Course Club House Car Park

The pre-application submission EF\2017\ENQ\00043 was considered for the potential of a care home on the Golf Course Club House car parking site. Case officer is Graham Courtney.

The Council considered the pre-application submission and has the following comments:

- i) Permission was granted for the golf course, in order to provide a leisure facility in the community, and it should remain as a golf course,
- ii) Planning Application has been granted for a care home in Hoe Lane. It is questionable whether Nazeing requires two large care homes.
- iii) There is also concern that if the Club House is removed the Golf Course will be unviable and will almost certainly fail. The question of future development of the site will then arise and housing may well be considered by the applicant.

9. Information Items and other items for next agenda:

None.

10. Date of next meeting of Planning Committee. 9th February 2017.

Meeting closed 8:45pm.

Signed by the Chairman:

Date: